

LOT 8 FAIRWAY VIEW UNIT 2.
331-301, DC 1223-1407, LE 1372-2

KALB CHARLES H/KALB DEBORAH E
589 NW HARRIS LAKE DR
LAKE CITY, FL 32055

2026

26-3S-16-02307-008

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	32	HARDIE BRD 100	0100	01	3,605	125.8153	140.91	507,981	1976	1990	0	0	0	35.00	65.00	STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2025												Heated Area: 2942												
Roof Cover	03	COMP SHNGL 100													HX Base Yr												
Interior Wall	05	DRYWALL 50																									
Interior Wall	06	CUST PANEL 50																									
Interior Floor	14	CARPET 80																									
Interior Floor	12	HARDWOOD 20																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	2.5	100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Architectural	05	CONV 100																									
Units	0	100																									
Condition Adj	03	03 100																									
Kitchen Adjus	01	01 100																									
Quality		07 07																									
DOR CODE		0100	SINGLE FAMILY																								
MAP NUM			MKT AREA														06										
NEIGHBORHOOD/LOC		26316.030		1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,159	100		2,159	197,746																						
FGR	525	55		289	26,470																						
FOP	88	30		26	2,382																						
FSP	318	40		127	11,632																						
FST	84	55		46	4,213																						
FST	168	55		92	8,427																						
FUS	783	100		783	71,716																						
UOP	136	20		27	2,473																						
UOP	282	20		56	5,129																						
TOTALS		4,543		3,605	330,188																						
EXTRA FEATURES						589 NW HARRIS LAKE DR, LAKE CITY																					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,150											
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000											